

**MURRAY BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
WEDNESDAY, FEBRUARY 19, 2014
4:30 P.M.**

The Murray Board of Zoning Adjustments met in regular session on Wednesday, February 19, 2014 at 4:30 p.m. in the council chambers of City Hall located at 104 North 5th Street.

Board Members Present: John Krieb, Scott Seiber, Linda Scott and Terry Strieter

Board Members Absent: Mary Anne Medlock, Josh Vernon and Bobbie Weatherly

Also Present: Candace Dowdy, David Roberts, Jennifer Tolley, Hawkins Teague (?), Bill Adams and public audience

Chairman Krieb called the meeting to order and welcomed all guests and applicants. He stated that item #4 on the agenda a Public Hearing for a Conditional Use Permit request to allow The Keys Residential Planned Development project on North 16th Street and Lowes Drive – Nat Rassi would not be held because the Planning Commission did not approve the Preliminary Plat the previous night. Chairman Krieb said that some minor changes had been made to the minutes from the January 22, 2014 regular meeting and asked if there were any additional comments.

Scott Seiber made a motion to approve the BZA minutes from the January 22, 2014 regular meeting as amended. Terry Strieter seconded the motion and the motion carried unanimously.

Compatibility Hearing: Commercial Planned Development project at 633 North 4th Street – Greg Williams: Candace Dowdy used a Power Point presentation to show the property at 633 North 4th Street that is owned by Greg Williams. The property is located in a B-2 zone. It is adjacent to a small tract of R-2 zoning to the north with B-2 zoning to the north and south, Industrial to the east and Government to the east, south and west. The property is a little over three acres in size. In 2011 Mr. Williams requested the back half of the property be rezoned from R-2 to B-2 to match the front half of the property in order to develop it commercially. In August 2011, Mr. Williams applied for a building permit to construct a 17,550 square foot commercial building consisting of six office/warehouse units and thirteen storage units on the north side of property. Mr. Williams is now proposing to construct additional buildings in Phase 2 and Phase 3 of this development. Phase 2 will be another building identical in size to the existing building with some of the units having office space as well. Phase 3 will be a 3,500 square foot building east of the existing building. This will not be a high traffic area as it is designed for small operations. This proposed development will be required to go through the Planned Development process since there will be multiple structures on one lot. There is one 35 foot wide entrance to the development and that is off North 4th Street. Ms. Dowdy stated that the existing building was not 25 feet off the rear property line as required, and that was an oversight on the part of Planning Staff when approving his building permit therefore a 10 foot rear setback variance will need to be considered for this project. Ms. Dowdy explained that an advisory meeting was held the previous night with the Planning Commission and the commissioners voted to forward this item to the BZA. Bill Adams of Bill Adams Construction, Inc. is the representative for Mr. Williams. At the PC meeting he stated that the two detention areas have been designed to accommodate the additional buildings being proposed. There is a small storage structure that has been placed on the site and that will need to be moved to the back of the property or the board would have to approve a variance in order for it to remain. Ms. Dowdy said that it is being used by one of the tenants for storage of fiber optic materials and she does not think that the plan is to leave the building there. All of the graveled area will be put into a hard surface once the development is complete and some designated parking spaces will be available for each of the units. There is a dumpster on site; however, it

will probably be moved to the back of the property where it will have to be in an enclosed area. Ms. Dowdy concluded that this is a Compatibility Hearing and that Bill Adams was present to represent Greg Williams if the board members had any questions. There were no questions.

Scott Seiber made a motion that the proposed Commercial Planned Development project at 633 North 4th Street for Greg Williams is compatible with the area. Terry Strieter seconded the motion and the motion carried with a 4-0 roll call vote.

Questions and Comments: Scott Seiber noted a minor change that he had forgotten to mention earlier concerning the minutes from the previous month. Ms. Dowdy said that she would make the appropriate change. Mr. Seiber asked how the search for the Planner I position was going. Ms. Dowdy replied that they had interviewed some applicants that week. She then gave an update on the request for a Code Enforcement Officer. David Roberts stated that he would be submitting a budget request for this position to the Finance Department by March 7th and that he would keep the members of the PC and BZA updated on when the budget meetings would occur so that they could attend them to show their support for the request. Mr. Seiber asked if there had been any discussion about who that person would report to. Ms. Dowdy said there had been discussion, but there had not been any decision made at this time.

Adjournment: Scott Seiber made a motion to adjourn. Terry Strieter seconded the motion and the motion carried unanimously. *The meeting adjourned at 4:49 p.m.*

Chairman, John Krieb

Recording Secretary, Reta Gray